

**Chapter 11**

**Land Development Procedures**

*(Chapter 11 - "Land Development" repealed 12-9-1997  
by O-18451 N.S.; effective 1-1-2000.)*

*("Land Development Procedures" added 12-9-1997  
by O-18451 N.S.; effective 1-1-2000.)*

**Article 1: General Rules and Authority**

*("Administration and Procedures" repealed 12-9-1997  
by O-18451 N.S.; effective 1-1-2000.)*

*("General Rules and Authority" added 12-9-1997  
by O-18451 N.S.; effective 1-1-2000.)*

**Division 1: General Rules for Land Development Code**

*("General Provisions and Definitions" repealed 12-9-1997  
by O-18451 N.S.; effective 1-1-2000.)*

*("General Rules for Land Development Code" added 12-9-1997  
by O-18451 N.S.; effective 1-1-2000.)*

**§111.0101 Title**

- (a) Chapters 11, 12, 13, and 14 of the City of San Diego Municipal Code shall be known collectively, and may be referred to, as the Land Development Code.
- (b) Chapter 14, Article 5 (Building Regulations), Article 6 (Electrical Regulations), and Article 7 (Plumbing and Mechanical Regulations) shall be known as the Building Regulations, the Electrical Regulations, and the Plumbing and Mechanical Regulations respectively and may be referred to collectively as the Building, Electrical, Plumbing, and Mechanical Regulations.
- (c) Chapter 10, Article 3 of the Municipal Code contains regulations pertaining to Planned Districts as adopted by the City and shall constitute a part of the Land Development Code.

*("Purpose and Intent" repealed and "Title" added 12-9-1997 by O-18451 N.S.;  
amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)*

**§111.0102 Purpose of the Land Development Code**

The Land Development Code sets forth the procedures used in the application of land use regulations, the types of review of *development*, and the regulations that apply to the use and *development* of land in the City of San Diego. The intent of these

procedures and regulations is to facilitate fair and effective decision-making and to encourage public participation.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

### **§111.0103 Headings in the Land Development Code**

The headings set forth in the Land Development Code are inserted for convenience of reference only and do not define, describe, or limit the scope, meaning, or intent of any provision of the Land Development Code.

*(“Hierarchy of Authority” repealed and “Headings in the Land Development Code” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

### **§111.0104 Retention of Existing Ordinances, Rules, or Regulations**

Where the Land Development Code imposes a greater restriction upon *development* than is imposed or required by other ordinances, rules, or regulations the provisions of the Land Development Code supercede those other ordinances, rules, or regulations unless otherwise specifically stated.

*(“Additional Requirements” repealed and “Retention of Existing Ordinances, Rules, or Regulations” added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)*

### **§111.0105 Hierarchy of Decision-Making Authority**

For purposes of the Land Development Code, the hierarchy of decision-making authority for acting upon an application for a permit, map, or other matter is as follows in descending order:

- (a) City Council;
- (b) Planning Commission;
- (c) Board of Zoning Appeals;
- (d) Hearing Officer; and
- (e) City Staff.

*(“Diagrams” repealed and “Hierarchy of Decision-Making Authority” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§111.0106 Land Development Manual**

- (a) The City may establish and adopt submittal requirements, review procedures, and standards and guidelines for *development* to supplement to the Land Development Code. These support documents shall be known collectively as the Land Development Manual.
- (b) The Land Development Manual may be amended on a quarterly basis or as needed to comply with revisions to local, state, or federal law. The Land Development Manual may be amended in one of the following ways.
  - (1) Minor amendments shall be approved by the City Manager after considering public comments according to the process established in the Land Development Manual. Minor amendments shall include changes to clarify language or concepts, to reformat or reorganize language, or to reflect new or outdated technology or techniques.
  - (2) Major amendments to the Land Development Manual shall be approved in accordance with Process Five. Major amendments shall include the creation or elimination of a chapter or chapters, or the significant revision of a chapter or chapters that exceeds the requirements to qualify as a minor amendment as provided in Section 111.0106(b)(1).
- (c) A copy of the Land Development Manual shall be on file in the office of the City Clerk.

*(“Headings” repealed and “Land Development Manual” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

